STATE OF TEXAS
COUNTY OF DALLAS

The actual consideration or value, whichever is greater, for this transfer is $108,500.00.

Subscribed and sworn to before me this 10 day of SEPTEMBER, 2009.

My Commission Expires:

Affiant

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

Notary Public

BILL GARRETT, Davidson County
Trans:T20090070694 DEEDWARR
Recvd: 10/16/09 14:56 2 pgs
Fees:13.00 Taxes:401.45
20091016-0096146

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD., SUITE 130
NASHVILLE, TENNESSEE 37214
2373

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
CHRISTOPHER R HOUSTON 1804 APPLE VALLEY CIRCLE NASHVILLE, TN 37207 MAP & PARCEL NO. 050-03-0B-189.00	SUNTRUST MORTGAGE, INC. ATTN: PAYMENT PROCESSING PO BOX 79041 BALTIMORE, MD 21279-0041

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JPMC Specialty Mortgage LLC,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

CHRISTOPHER R. HOUSTON,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 102, on the Plan of Amended Mulberry Downs, Phase 1B, of record in Book 7900, page 818, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to JPMC Specialty Mortgage LLC by Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 12, 2009, and filed of record on May 20, 2009, in Instrument No. 20090520-0046226, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: *1804 APPLE VALLEY CIRCLE, NASHVILLE, TN 37207*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES,

THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER, *BUT THIS WARRANTY DEED IS LIMITED TO THE TIME IN WHICH SAID REAL ESTATE WAS LAWFULLY SEIZED AND POSSESSED BY GRANTORS HEREIN AND DOES NOT EXTEND TO ANY PREVIOUS TIME THERETO.* WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS OUR HANDS THIS 10 DAY OF SEPTEMBER, 2009.

JPMC Specialty Mortgage LLC,

by: _____ James M. Dolan
Assistant Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James M Dolan, who, upon oath, acknowledged him/herself to be the AVP of JPMC Specialty Mortgage LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that JPMC Specialty Mortgage LLC executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 10 day of SEPTEMBER, 2009.

My Commission Expires:

ERICA ZAMORA
Notary Public, State of Texas
My Commission Expires
February 06, 2013

Notary Public

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SPECIAL WARRANTY DEED

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